

020.A

0001

0508.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

431,700 / 431,700

USE VALUE:

431,700 / 431,700

ASSESSED:

431,700 / 431,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 508

Owner 1: PAULER JOHN B	
Owner 2: MCNIFF KATHLEEN M	
Owner 3:	

Street 1: 18 HAMILTON RD	
Street 2: UNIT 508	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: GUION JAMES -	
Owner 2: ODONNELL KATHLEEN -	

Street 1: 15 NEWTON RD	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code Descrip/No	Amount Com. Int

PROPERTY FACTORS	
Item Code	Description %
Z R6	APTS LOW
o	water
n	Sewer
Census:	Electri
Flood Haz:	Exempt
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
102	Condo
0	Sq. Ft.
Site	
0	Depth / PriceUnits
Unit Type	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	431,700			431,700		144999
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0001-0508.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	396,800	0	.	.	396,800	396,800	Year End Roll	12/18/2019
2019	102	FV	386,500	0	.	.	386,500	386,500	Year End Roll	1/3/2019
2018	102	FV	319,200	0	.	.	319,200	319,200	Year End Roll	12/20/2017
2017	102	FV	286,200	0	.	.	286,200	286,200	Year End Roll	1/3/2017
2016	102	FV	286,200	0	.	.	286,200	286,200	Year End	1/4/2016
2015	102	FV	268,500	0	.	.	268,500	268,500	Year End Roll	12/11/2014
2014	102	FV	239,000	0	.	.	239,000	239,000	Year End Roll	12/16/2013
2013	102	FV	239,000	0	.	.	239,000	239,000		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GUION JAMES,	73437-107	1	10/10/2019		470,000	No	No	
IACUZIO NICHOLA	70719-182		3/9/2018		420,000	No	No	
OLIVEIRA ILSE,	62105-249		6/26/2013		360,000	No	No	
KOSTANDOS FLORE	51314-296		6/16/2008		270,000	No	No	Y
	18314-459		7/1/1987		139,000	No	No	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date										Date							
4/11/2018										Result							
Redo Kit										By							
1,500 C										Name							

